



Order Filed on July 28, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:

ROSA MARIA STYLES,

Debtor.

Case No.: 19-32881-ABA

Chapter: 11


Hrg Date: July 28, 2020 at 10:00 AM

Judge: Hon. Andrew B. Altenburg, Jr.

**ORDER VACATING STAY AS TO REAL PROPERTY**

The relief set forth on the following page is hereby ORDERED.

**DATED: July 28, 2020**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

Upon the motion of THOMAS J. WELSH, JR., by and through counsel, Saldutti Law Group, pursuant to 11 U.S.C. § 362(d), for relief from the automatic stay as to the real property described below; the Court having reviewed the Motion and any opposition filed thereto, if any, and heard oral argument, if any; now therefore;

It is on this day ORDERED:

1. that the automatic stay is vacated to permit Thomas J. Welsh, Jr. to pursue his rights in the collateral described below;
2. that Thomas J. Welsh, Jr., shall serve this order on the debtor and upon any party who entered an appearance on the motion;
3. that Thomas J. Welsh, Jr, and/or counsel, shall immediately notify the Debtor AND Anthony Sodono, Esquire and Sari Placona, Esquire of any scheduled Sheriff Sale;
4. that the conversion to any other Chapter of the U.S. Bankruptcy Code shall not affect the relief granted herein; and
5. that this Order is without prejudice to the Debtor to seek reinstatement of the stay however, any reinstatement may provide for prospective relief against the Property in the event of further default.

**Description of Subject Property**

43 West 12th Street, Avalon, New Jersey

United States Bankruptcy Court  
District of New JerseyIn re:  
Rosa Maria Styles  
DebtorCase No. 19-32881-ABA  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jul 28, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 30, 2020.

db +Rosa Maria Styles, 61 Hartford Road, Sewell, NJ 08080-2040

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 30, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 28, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Jason C Manfrey on behalf of Defendant CEBV, LLC jmanfrey@foxrothschild.com, jdistanislao@foxrothschild.com;rsolomon@foxrothschild.com;brian-oneill-fox-5537@ecf.pacerpro.com

Jason C Manfrey on behalf of Creditor CEBV, LLC jmanfrey@foxrothschild.com, jdistanislao@foxrothschild.com;rsolomon@foxrothschild.com;brian-oneill-fox-5537@ecf.pacerpro.com

Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov, jeffrey.m.sponder@usdoj.gov

Michael G. Menkowitz on behalf of Defendant CEBV, LLC mmenkowitz@foxrothschild.com, brian-oneill-fox-5537@ecf.pacerpro.com;jdistanislao@foxrothschild.com

Michael G. Menkowitz on behalf of Creditor CEBV, LLC mmenkowitz@foxrothschild.com, brian-oneill-fox-5537@ecf.pacerpro.com;jdistanislao@foxrothschild.com

Rebecca K. McDowell on behalf of Creditor Thomas J. Welsh, Jr. rmcdowell@slgcollect.com

Scott E. Kaplan on behalf of Debtor Rosa Maria Styles scott@sekaplanlaw.com, felisha@sekaplanlaw.com,sekparalegal@gmail.com,blum\_rick@yahoo.com,anthonyminicpa@gmail.com

Scott E. Kaplan on behalf of Plaintiff Rosa Maria Styles scott@sekaplanlaw.com, felisha@sekaplanlaw.com,sekparalegal@gmail.com,blum\_rick@yahoo.com,anthonyminicpa@gmail.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

William M.E. Powers on behalf of Creditor BAYVIEW LOAN SERVICING, LLC ecf@powerskirn.com

TOTAL: 11